



# Quechan Housing News

JANUARY 2017

## Quechan Housing Authority to build largest tribal LIHTC project in California

The Quechan Housing Authority (QHA) is moving forward with its first Low Income Housing Tax Credit (LIHTC) project! The California Tax Credit Allocation Commission (CTCAC) recently awarded a 2016 allocation of LIHTCs to QHA to construct 44 new single-family units on the Fort Yuma Reservation in Winterhaven, CA.

This is the largest tribal LIHTC project in California and the second largest (based on the tax credit award) in Travois history!

The project will construct the new homes in an existing subdivision: 32 homes with three bedrooms and 12 homes with four bedrooms. The subdivision and infrastructure have been in place for development since 2008, but no other source of funding would allow QHA to build

this number of units so quickly—in a timeframe of about two and half years from start to finish. The existing units in the subdivision are well maintained and even have grass in the yards, which is very rare in this part of Southern California, just north of Yuma, AZ.



The project's units are designed to meet CTCAC's mandatory design guidelines and will incorporate several green building techniques. Every building in the project will incorporate solar panels. The project will also build a community building and play-

ground that will be located across the street from the homes.

In addition to new homes, the residents of QHA Homes #1 will be offered additional services, such as adult education and wellness classes, as well as after school programs for children.

I want to congratulate QHA for all its hard work. I'm excited to be part of this history-making project!

*Article courtesy of  
Marie Allen, Travois.*



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## Benefits of Spring Cleaning!

It's that time of year again! The weather is warming up and the sun is shining a little bit longer every day. It's time to turn off the heat and fling open the windows! Pretty soon, flowers will begin to peek through the ground. And everyone will begin to tackle the dust, dirt, and clutter left behind from the long winter months. Here are some benefits of Spring Cleaning your home:

1. You have a clean home: there is nothing better than having a home that's clean and free from all the dust and clutter of the winter. Spring cleaning offers you a fresh start.
2. You know where everything is: when you go through each room, space, nook and cranny of your home you are able to take an inventory. You're able to find all those things that magically disappeared and put them back where they belong. You can add space, light, and organization to your home.
3. Better health and a home free of mold, mildew, dust and bugs: when the windows are closed all winter long your home doesn't have the opportunity to air out. When you take the time to clean your home of mildew, dust, bugs, and mold, you're actually improving your health. You're also improving the health of your family and your pets!
4. You're able to cut the clutter: clutter is stressful. It collects and gathers dust. It prevents you from being relaxed and productive. Spring cleaning helps you eliminate the clutter. It allows you to get rid of what you don't need and focus your time, energy and attention on the things that matter.
5. Your appliances last longer: did you know that clean appliances last longer? Dust and dirt can build-up and cause problems that require you to have your appliances serviced or replace. Make sure your spring cleaning includes thorough cleaning of your appliances!
7. It just feels good: finally, it just feels great to have a clean, organized and efficient home. When your home is clean, you can focus your attention on the things that matter most...your family, your friends, your interests and your hobbies.

## Maintenance Tips

Everyone knows the potential harms of a fire. If a flame is not extinguished, it can quickly spread and burn the surrounding area in a matter of minutes.

A functional fire extinguisher is essential on all premises. It is the most important tool against fire; however, if it is not kept in good working condition, it will most likely be useless when you need it.

### **REMINDER TO ALL RENTAL TENANTS ONLY**

February is Fire Extinguisher Service Month. Please be prepared for QHA to service your extinguisher.

## USDA 504 Grant

The USDA 504 Home Repair program provides assistance to very low income homeowners to repair, improve or modernized their homes. In addition, it can be used to support elders who are homeowners with very low income to remove health and safety hazards. Eligibility criteria includes:

- Be the homeowners and occupy the home
- Have a family income below 50 percent of the area median income
- Be age 62 or older

Please contact Liz Johnson to see if you and your family qualify!



### Important Contacts

#### QHA After Hours

(760) 572-0243

#### Quechan Police Department

(760) 572-2933

#### Quechan Fish & Game

(760) 572-0544

#### Quechan Utilities

(760) 572-0667

#### Quechan Pesticides

(760) 572-0771